

007.0

0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,240,200 / 1,240,200

APPRAISED:

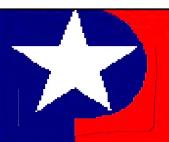
1,240,200 / 1,240,200

USE VALUE:

1,240,200 / 1,240,200

ASSESSED:

1,240,200 / 1,240,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POPOLOW BARBARA A	
Owner 2: HALL EDWARD J	
Owner 3:	

Street 1: 174 BROOKS AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: REILLEY CHRISTOPHER/ETAL -	
Owner 2: WILLEY MICHELLE -	
Street 1: 174 BROOKS AVE	
Twn/Cty: ARLINGTON	
St/Prov: MAFL	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1865, having primarily Brick Exterior and 2492 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7811		Sq. Ft.	Site		0	80.	0.84	1									523,462						523,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7811.000	710,400	6,300	523,500	1,240,200		6335
							GIS Ref
							GIS Ref
							Insp Date
							11/03/17

PREVIOUS ASSESSMENT		Parcel ID		007.0-0003-0001.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
Asses'd Value	Notes	Date					
2022	101	FV	710,400	6300	7,811.	523,500	1,240,200
						Year end	12/23/2021
2021	101	FV	689,000	6300	7,811.	523,500	1,218,800
						Year End Roll	12/10/2020
2020	101	FV	688,900	6300	7,811.	523,500	1,218,700
						Year End Roll	12/18/2019
2019	101	FV	519,400	6400	7,811.	556,200	1,082,000
						Year End Roll	1/3/2019
2018	101	FV	519,400	5400	7,811.	405,700	930,500
						Year End Roll	12/20/2017
2017	101	FV	519,400	5400	7,811.	353,300	878,100
						Year End Roll	1/3/2017
2016	101	FV	519,400	5400	7,811.	301,000	825,800
						Year End	1/4/2016
2015	101	FV	482,300	5400	7,811.	294,400	782,100
						Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
REILLEY CHRISTO	48081-435		8/30/2006		775,000
BELLIS SARA SUS	32585-422		3/29/2001		425,000
ROYSMAN CAROL	22639-221		11/28/1992		1
				No	No
				A	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
12/29/2012	1562	Renovate	35,000	C								11/3/2017	MEAS&NOTICE	HS	Hanne S									
8/20/2008	945	Re-Roof	92,378	C		G10	GR FY10	REBUILD SOFFITS, R				4/11/2013	Info Fm Prmt	MM	Mary M									
7/11/2001	459	Alterati	12,000	C								6/17/2009	Info Fm Prmt	BR	B Rossignol									
												4/30/2009	Measured	372	PATRIOT									
												6/19/2001	MLS	MM	Mary M									
												9/22/1999	Meas/Inspect	256	PATRIOT									
												10/1/1981		MS										

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	2	Rating: Good											
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating: Average											
Roof Struct:	5 - Mansard			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good											
Color:	BRICK			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating: Good											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	B - Good			CONDOS INFORMATION													
Year Blt:	1865	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G4	Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %											
Prim Int Wal	2 - Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition:	T - Typical			Special:		%											
Prim Floors:	3 - Hardwood			Override:		%											
Sec Floors:		%		Total:		4.6 %											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	135.00												
Bsmnt Gar:				Size Adj.:	1.07134831												
Electric:	3 - Typical			Const Adj.:	1.07089281												
Insulation:	2 - Typical			Adj \$ / SQ:	154.885												
Int vs Ext:	S			Other Features:	104500												
Heat Fuel:	1 - Oil			Grade Factor:	1.33												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac: NO		Adj Total:	744623												
% Com Wal		% Sprinkled		Depreciation:	34253												
				Deprecated Total:	710371												
MOBILE HOME				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind. Val:													
Serial #:		Year:		Juris. Factor:	1.00	Before Depr:	206.00										
				Special Features:	0	Val/Su Net:	178.27										
				Final Total:	710400	Val/Su SzAd:	285.07										
SPEC FEATURES/YARD ITEMS				PARCEL ID 007-0-0003-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	16X27	A	AV	1925	20.79	T	40	101			5,400		5,400
19	Patio	D	Y	1	19X20	A	AV	1990	3.24	T	23.2	101			900		900
More: N	Total Yard Items:	6,300		Total Special Features:			Total:	6,300		IMAGE							
AssessPro Patriot Properties, Inc.																	